

Poudel, Sujata (DEQ)

From: Poudel, Sujata (DEQ)
Sent: Monday, December 8, 2025 9:53 AM
To: 'Stephen.McCray@kimley-horn.com'
Cc: 'MacDonald, Josh'; Ballard, Chantz (DEQ); 'kevin.murphy@avaiocapital.com'; Fletcher, Timothy (DEQ); 'Anderson, Connor'; 'Cutter Sydnor'; 'johnnie.roark@appomattoxcountyva.gov'
Subject: RE: DEQ Plan Comment for 2025-0435 - Project Hercules

Good morning Stephen,

Sure, that makes sense. But could you please update the total/disturbed acreage in Registration Statement, DEQ Cover Sheet/VRRM etc., or where applicable to reflect the consistency and send it out to me?

Respectfully,



Sujata “Suzee” Poudel, Ph.D.
Stormwater Plan Reviewer, Office of SWM
[Virginia Department of Environmental Quality](#)
13901 Crown Ct, Woodbridge, VA 22193
(571) 866-6184

From: NRO SWM Plan Review (DEQ) <NROSWMPlanReview@deq.virginia.gov>
Sent: Friday, December 5, 2025 1:46 PM
To: Poudel, Sujata (DEQ) <Sujata.Poudel@deq.virginia.gov>
Subject: Fw: DEQ Plan Comment for 2025-0435 - Project Hercules

FYI

Please note, DEQ's [Permitting Enhancement and Evaluation Platform \(PEEP\)](#) allows you to track the process and status of permit applications/approval requests. The system tracks tasks for each party involved including DEQ staff, other regulatory agencies (if applicable), applicants, and agents. Please note that applicants and agents will receive reminders/notifications for upcoming or overdue tasks that require their actions. Please check out the [PEEP information page](#) for more details. You do not have to login into PEEP. If you have any questions about PEEP please reach out to your project manager.

This correspondence was sent from the NRO SWM Plan Review team email account. We all have access to this account, and we recommend using this account when possible. Individual contacts are listed below:

Chantz Ballard - Plan Review Manager - OSWM, (571) 359-2545, Chantz.Ballard@deq.virginia.gov

Margaret Culpepper - Plan Reviewer, (571) 866-6089, Margaret.M.Culpepper@deq.virginia.gov

Sujata "Suzee" Poudel, Ph.D. - Plan Reviewer, (571) 866-6184, Sujata.Poudel@deq.virginia.gov

Alyssa Eanes - Plan Reviewer, (571) 866-6496, Alyssa.C.Eanes@deq.virginia.gov

NRO Main Office: (703) 583-3800

From: McCray, Stephen <Stephen.McCray@kimley-horn.com>

Sent: Thursday, December 4, 2025 1:56 PM

To: NRO SWM Plan Review (DEQ) <NROSWMPlanReview@deq.virginia.gov>; MacDonald, Josh <Josh.MacDonald@kimley-horn.com>; Ballard, Chantz (DEQ) <Chantz.Ballard@deq.virginia.gov>

Cc: kevin.murphy@avaicapital.com <kevin.murphy@avaicapital.com>; Fletcher, Timothy (DEQ) <Timothy.Fletcher@deq.virginia.gov>; Anderson, Connor <Connor.Anderson@kimley-horn.com>; Cutter Sydnor <cutter@hewittsol.com>; johnnie.roark@appomattoxcountyva.gov <johnnie.roark@appomattoxcountyva.gov>

Subject: RE: DEQ Plan Comment for 2025-0435 - Project Hercules

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Hi Suzee,

Understood, thank you for clarifying! The 0.15 AC. "offsite" was simply disturbance outside of our parcel limits, but still handled by our stormwater management and this land disturbing activity. This was perhaps the incorrect interpretation, and that area therefore should have been deemed "on-site".

Please see the updated registration statement, where all of the disturbance is now correctly deemed "on-site".

Please let us know if you need anything else from us to get this approved!

Best,
Stephen McCray

C. Acreage totals for all land-disturbing activities to be included under this permit coverage. Report to one-hundredth of an acre.	
Total area of the construction site (including off-site area):	68.39 AC.
Estimated area to be disturbed by the construction activity (on-site only):	68.39 AC.
Off-site estimated area to be disturbed (if applicable; please also refer to Section III):	N/A
D. Construction Activity Status:	FEDERAL ☐ STATE ☐ PUBLIC ☐
E. Nature of the Construction Activity Description (i.e.	

Stephen McCray, P.E.

Kimley-Horn | 6806 Paragon Place, Suite 310, Richmond VA 23230

----- **We Are Expanding!** -----

Please note our NEW address!

From: NRO SWM Plan Review (DEQ) <NROSWMPlanReview@deq.virginia.gov>

Sent: Thursday, December 4, 2025 12:46 PM

To: MacDonald, Josh <Josh.MacDonald@kimley-horn.com>; Ballard, Chantz (DEQ) <Chantz.Ballard@deq.virginia.gov>

Cc: kevin.murphy@avaicapital.com; Fletcher, Timothy (DEQ) <Timothy.Fletcher@deq.virginia.gov>; McCray, Stephen <Stephen.McCray@kimley-horn.com>; Anderson, Connor <Connor.Anderson@kimley-horn.com>; Cutter Sydnor <cutter@hewittsol.com>; johnnie.roark@appomattoxcountyva.gov

Subject: Re: DEQ Plan Comment for 2025-0435 - Project Hercules

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Good afternoon Josh,

and include a valid email. May we transmit correspondence electronically? YES ☒ NO ☐

Section II. Construction Activity Information.

A. Include a legible site map showing the location of the existing or proposed land-disturbing activities for which operator is seeking permit coverage, the limits of land disturbance, construction entrances, construction support activities, and all waterbodies receiving stormwater discharges from the construction site.	
B. Project site location information.	
Construction Activity Name:	PROJECT HERCULES
Address:	281 INDUSTRIAL PARK LANE
City and/or County and Zip Code:	APPOMATTOX, VA 24522
Construction Activity Entrance Location (description or street address):	ENTRANCE 1: OFF OF INDUSTRIAL PARK LANE ENTRANCE 2: OFF OF PRIVATE GRAVEL DRIVE FROM RICHMOND HIGHWAY
Latitude and Longitude (6-digit, decimal degrees format, e.g. 37.1234, -78.1234):	37.3745, -78.8486
C. Acreage totals for all land-disturbing activities to be included under this permit coverage. Report to the nearest one-hundredth of an acre.	
Total area of the construction site (including off-site area):	68.39 AC.
Estimated area to be disturbed by the construction activity (on-site only):	68.24 AC.
Off-site estimated area to be disturbed (if applicable; please also refer to Section III):	0.15 AC. (WITHIN INDUSTRIAL PARK LN
D. Construction Activity Status:	FEDERAL ☐ STATE ☐ PUBLIC ☐ PRIVATE
E. Nature of the Construction Activity Description (i.e. commercial, industrial, residential, agricultural, utility, solar, linear, stream restoration, etc.):	DATA CENTER AND SUBSTATION

Rev 03/2024

PA

I am referring to this information here, off-site estimated area to be disturbed. Let me know if you have any other questions.

Suzee

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Alyssa Eanes - Plan Reviewer, (571) 866-6496, Alyssa.C.Eanes@deq.virginia.gov

NRO Main Office: (703) 583-3800

From: MacDonald, Josh <Josh.MacDonald@kimley-horn.com>

Sent: Thursday, December 4, 2025 9:45 AM

To: NRO SWM Plan Review (DEQ) <NROSWMPanReview@deq.virginia.gov>; Ballard, Chantz (DEQ) <Chantz.Ballard@deq.virginia.gov>

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Subject: RE: DEQ Plan Comment for 2025-0435 - Project Hercules

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Hi Suzee,

Good morning. This comment seems to be in error - for this project, offsite nutrient credits are **not** required, and are not intended to be purchased. From the narrative and VRRM:

Kimley»Horn

The proposed site improvements require a phosphorus reduction of approximately **35.02 pounds** per year. The entirety of the phosphorus reduction required for this project will be provided through three level 2 wet ponds proposed on site. All ponds have been designed in accordance with Chapter 8 of the Virginia Stormwater Management Handbook.

Detailed stormwater **quality** calculations are included in **Appendix L**.

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 4.1

BMP Design Specifications List: 2024 Stds & Specs

Site Summary Project Title: Project Hercules - Appomattox
Date: 10/30/2025

Update Summary Sheet

Print Preview Print

Site Land Cover Summary

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	27.74	7.00	4.95	39.69	58
Impervious Cover (acres)	0.00	0.00	0.00	28.69	28.69	42
					68.38	100

Site Tv and Land Cover Nutrient Loads

Site Rv	0.52
Treatment Volume (ft ³)	129,159
TP Load (lb/yr)	52.80
TN Load (lb/yr)	653.88

Total TP Load Reduction Required (lb/yr)	35.02
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Site Compliance Summary

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	36.66
Total TN Load Reduction Achieved (lb/yr)	244.85
Remaining Post Development TP Load (lb/yr)	16.14
Remaining TP Load Reduction (lb/yr) Required	0.00

** TARGET TP REDUCTION EXCEEDED BY 1.64 LB/YEAR **

All quality requirements will be met onsite. **For this reason, I'd like to request you revise this submittal to be complete.**

Thanks,

Josh MacDonald, P.E.

Kimley»Horn

6806 Paragon Place, Suite 310, Richmond, VA 23230

Mobile: 412.735.1048 | Office: 804.462.9704

Upload files larger than 15MB [HERE](#)

From: NRO SWM Plan Review (DEQ) <NROSWMPlanReview@deq.virginia.gov>

Sent: Wednesday, December 3, 2025 7:37 PM

To: johnnie.roark@appomattoxcountyva.gov

Cc: kevin.murphy@avaiocapital.com; MacDonald, Josh <Josh.MacDonald@kimley-horn.com>; Fletcher, Timothy (DEQ) <Timothy.Fletcher@deq.virginia.gov>; Ballard, Chantz (DEQ) <Chantz.Ballard@deq.virginia.gov>; McCray, Stephen <Stephen.McCray@kimley-horn.com>; Anderson, Connor <Connor.Anderson@kimley-horn.com>

Subject: DEQ Plan Comment for 2025-0435 - Project Hercules

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Good evening,

The Virginia Department of Environmental Quality (DEQ) is in receipt of the above-referenced Stormwater Management (SWM) plan (Plan) dated and received on November 14, 2025. The Plan was prepared on behalf of Economic Development Authority of Appomattox County by Kimley-Horn Associates. Inc.

The submittal has been reviewed for administrative completeness in accordance with 9VAC25-875-110.C.1 and 9VAC25-875-510 of the *Virginia Erosion and Stormwater Management Regulation (VESMR)*, 9VAC25-875-10 et

seq. **Based on this administrative review, the submittal does not appear to be complete.** The missing elements below must be addressed before DEQ can continue the Plan review and approval process:

1. If an operator intends to meet the requirements established in 9VAC25-875-580 or 9VAC25-875-600 through the use of offsite compliance options, where applicable, then a letter of availability from the offsite provider must be included.

Respectfully,

Suzee Poudel